



Regency Square Area Society

NEWSLETTER 92
September 1993

Social Evening

Make a note in your diary to come to our Autumn social evening in the York Room at the Metropole Hotel. The date is:

7-30 pm
Thursday 7 October 1993.

We are pleased to welcome back local historian Geof Mead who will give us a selection from his collection of local slides and anecdotes under the title "A Kaleidoscope of Brighton."

Refreshments will be provided and all members and their guests will be welcome.

All Change Again

Don't forget that following the August bank holiday the regular collection day for rubbish will have slipped by one day.

In most parts of our area this means that rubbish should be put out for collection on Thursday morning rather than Wednesday.

SOCIETY CONTACTS

CHAIRMAN Harold Lawson tel 328203
SECRETARY Richard Pau: tel 326711
TREASURER Brian Smith tel 325175
NEWSLETTER EDITOR Roger Hinton tel 321794

Promises Promises

Did you get a letter from the Council recently telling you about the standard of service we can expect in this area? It was accompanied by an attractive leaflet outlining what the Council will do when they receive complaints about things like refuse and pot-holes.

The Society has been berating the Council for years about the amount of refuse and litter in the streets. So we decided to carry out a serious survey of the situation to see just how effective the Council's response is.

A member of the committee walked round the area each day noting the location of rubbish and taking photographs.

Our conclusion is that the Council do sometimes clear up rubbish on days other than the normal collection day. For example the men who collect rubbish from hotels will also pick up a bag lying in the street if they pass it. And sometimes rubbish which is reported by phone is removed.

The sad truth is that even so the problem does not go away. No sooner has one lot of rubbish been picked up than another lot is dumped. The problem is that people just dump rubbish on the street any time of the day and night. Even some people living in houses which have their own rubbish bin storage area seem to prefer to use the street.

And once one bag has been dumped it seems to legitimise that particular spot as a dump and so other bags soon pile up. The link road between Russell and Clarence Squares is a good example at the moment.

What can be done? More enforcement? More regular collections? More information leaflets telling people when and where to put rubbish?

Who knows?

All we know is that we are not satisfied with the disgraceful state of our streets - as one member put it recently "We are fed up with having to wade through piles of rubbish when we go out of our front doors."

We have responded to the Council's letter telling them the results of our survey and expressing our continuing dissatisfaction

Don't Get Left Behind

A word of warning to those property owners who do provide dustbin stores in their basement areas: recently someone left a bag outside a house with a dustbin store; the dustmen picked up the bag and then didn't empty the basement store.

So if you want the dustmen to clear your store - make sure there are no bags on the pavement outside your house on collection day.

Have You Paid Yet ???

Most members have now paid their subscriptions for the current year. Thank you.

There are still a few members who have not yet renewed. If there is a cross in the box below, your subscription is still due.

To Brian Smith, 45 Regency Square, Brighton.

I would like to renew my membership of the Regency Square Area Society for the year 1993/94 in the category ticked below:

	£
Ordinary member	3.00
Family	3.50
Senior Citizen	2.50
Junior	1.00
Associate (non-resident)	2.50
Business (non-resident)	5.50

Name

Address

Cheques payable to the Regency Square Area Society please.

A cross in the box means your subscription is still due.

Demolition in Castle Street ?

In the last issue we reported that developers have asked for permission to demolish the building at 40-41 Castle Street and to replace it with a block of 12 flats.

There has been considerable opposition from neighbours in Castle Street and Clarence Gardens which backs onto the site.

The Planning Committee has not yet made a decision and we understand that the Planning Officer is still "in consultation" with the developer.

The Society's view is that we would welcome a residential development on the site but we think that the current proposal is too big and would be too close to houses in Clarence Gardens which would be overlooked. Also there is no provision for the new residents to park cars.

We would very much hope to see a smaller development, such as 3 town houses with garages. These could provide a bigger amenity area at the back. Any windows which do overlook existing properties should be specified in the planning permission as being of translucent glass.

Let's hope that it is ideas like these that the Planning Officer is discussing with the developer.

Where is the Warden ?

Does the dog warden ever visit our area ?

This question is prompted by the fact that dogs are now being exercised regularly in the fenced areas in our three Squares.

Dog mess can cause serious illness in children and it is therefore essential that some grassy areas are kept dog free so that parents can be confident in letting their youngsters run around.

Some dog owners seem to be either unaware or unconcerned about public health.

We are asking the Council dog wardens to try to enforce the dog free areas in the squares and to replace the old notices which are now broken and hard to read.

**To contact the Council Dog Warden phone
Brighton 712400**

A Kaleidoscope of Brighton

**A talk by Geof Mead
illustrated with slides**

**7-30 pm Thursday 7 October 1993
York Room, Metropole Hotel**

Problems with your lease ?

If you live in your own flat you are probably a leaseholder. Which means that you must have a freeholder somewhere who is supposed to be responsible for the building.

And if you are really unlucky you may also come across that other strange creature from the property jungle, the managing agent.

Life for leaseholders is far from simple, especially if the roof leaks or the street door won't close properly.

But do not despair. Brighton Council now has an officer whose job is to advise leaseholders in trouble. Her name is Jeni Price and her job title is Private Sector Team Manager. You can contact her at the Housing Services Officer at 71/73 Grand Parade, Brighton BN2 2LE, or telephone Brighton 710000 Ext 3423.

Those who like joining things may also like to know that there is a Brighton and Hove Leaseholders Association which can be contacted through the same person.

New Flats Proposed in Regency Square

A planning application has been made for the former solicitors' offices at 22-23 Regency Square. The plan is to convert the houses to flats with a town house at the rear.

A change of use from offices to residential in Regency Square would be welcomed by the Society.

Of course a complete re-development of listed buildings of this kind must be done with full attention to conservation of original architectural features. There has been some discussion about whether proposed design for the windows is appropriate.

We will keep this situation under review and report developments.

"There I was, digging this hole ..."

Russell Square has recently been the site of frantic activity with holes being dug all over the place. Clarence Square is almost as bad.

It's not moles, or the Council but Nynex, the Cable TV company which is responsible. Those who yearn for more TV channels to flick through before deciding there is nothing worth watching will probably be delighted to see all the activity.

One society member who lives on the south side of the square, and who thinks four channels is plenty already, feels rather differently. The reason is that his coal cellar, which extends under the roadway, now has two holes in the roof.

Nynex contractors, who caused the holes, did make some attempt to repair them, and after some pressure have agreed to come back and put in a metal plate to improve the job.

So if you have a coal cellar under the road, keep your eyes open for falling Nynex contractors.

Golden Cherubs and All ...

Following our report in the last issue that the Regency Tavern is now under new management, Society committee member Neil Rosborough decided to pay the refurbished pub a visit and give us his impressions:

Knowing the problems of the past 'less than genteel' management, with its attendant problems of noise and drunken behaviour, any change which would give local residents and members some peace and quiet would be welcomed.

With its golden cherubs, 6 inch green Regency stripes and generous helpings of the three tenors, the new atmosphere may not be to everyone's taste, but what is quite clear is that the new management is hoping to attract a regular custom that local residents might learn to appreciate given the recent past.

If the staff are anything to go by it is apparent that they do not wish to pub to be exclusively gay.

The fortunes of this pub, established in 1787 deserve support from the Society especially when a great deal of money and care have gone into the refurbishment of it.